093.0	0007	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,800 /	713,800
					USE VALUE:	713,800 /	713,800
					ASSESSED:	713,800 /	713,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELCZIK THOMAS &
Owner 2:	TAYLOR BEATRICE D
Owner 3:	
Street 1:	83 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOMLIES-YANT KIRSTEN -
Owner 2:	YANT LEVI -
Street 1:	83 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,745 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1400 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5745.000	293,600	5,600	414,600	713,800
Total Card	0.132	293,600	5,600	414,600	713,800
Total Parcel	0.132	293,600	5,600	414,600	713,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.86 | /Parcel: 509.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	61006
GIS Ref	
GIS Ref	
Insp Date	09/22/18

!7674!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,300	5600	5,745.	414,600	747,500	747,500	Year End Roll	12/18/2019
2019	101	FV	253,100	5900	5,745.	420,600	679,600	679,600	Year End Roll	1/3/2019
2018	101	FV	248,500	5900	5,745.	313,900	568,300	568,300	Year End Roll	12/20/2017
2017	101	FV	248,500	5900	5,745.	284,300	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	248,500	5900	5,745.	272,500	526,900	526,900	Year End	1/4/2016
2015	101	FV	242,700	6100	5,745.	231,000	479,800	479,800	Year End Roll	12/11/2014
2014	101	FV	242,700	6100	5,745.	219,200	468,000	468,000	Year End Roll	12/16/2013
2013	101	FV	242,700	6100	5,745.	208,500	457,300	457,300		12/13/2012

PRINT

Date	Time
12/10/20	22:17:22

LAST REV

Date	Time
02/21/20	09:54:12
mmcmakin	
7674	

USER DEFINED

Prior Id # 1:	61006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOMLIES-YANT KI	65519-96		6/11/2015		691,000	No	No		
SCHIFFMAN RICKE	53221-478		7/17/2009		480,000	No	No		
AIKEN ELIZABETH	28797-394		7/2/1998		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1587	Re-Roof	8,000					Strip and re-roof.
3/25/1994	75		13,300					REM BATH/BEDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
8/20/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
3/23/2016	SQ Returned	EMK	Ellen K
12/3/2008	Meas/Inspect	163	PATRIOT
5/6/2000	Inspected	276	PATRIOT
1/28/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5745		Sq. Ft.	Site		0	70.	1.03	5									414,645						414,600	

Total AC/HA: 0.13189 | Total SF/SM: 5745 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,645 | Spl Credit | Total: 414,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	76250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360718
Depreciation:	67094
Depreciated Total:	293624

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

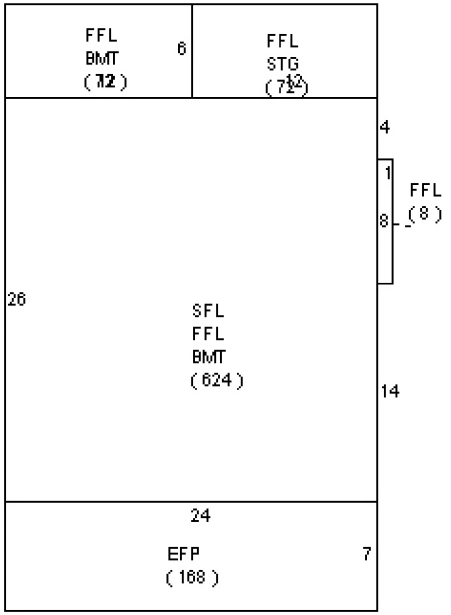
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	125.68
Final Total:	293600	Val/Su SzAd	209.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	776	171.990	133,465
BMT	Basement	696	51.600	35,912
SFL	Second Floor	624	171.990	107,322
EFP	Enclos Porch	168	42.560	7,150
STG	Storage	72	8.600	619

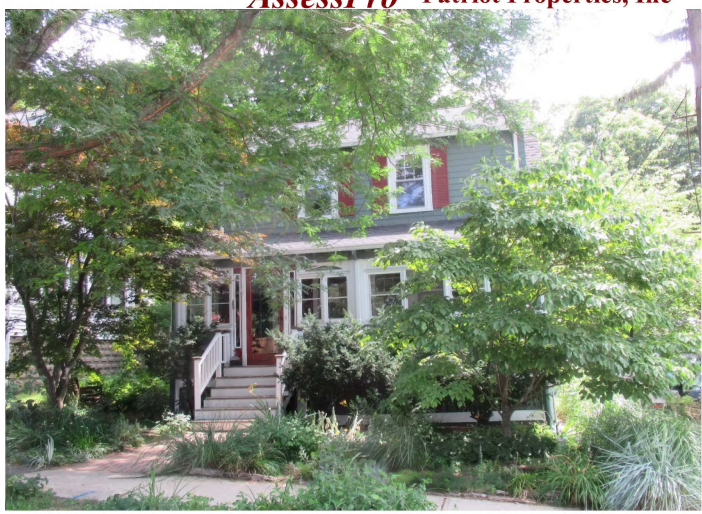
Net Sketched Area:	2,336			Total:	284,468
Size Ad	1400	Gross Are	2336	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1970	18.09	T	39.2	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600